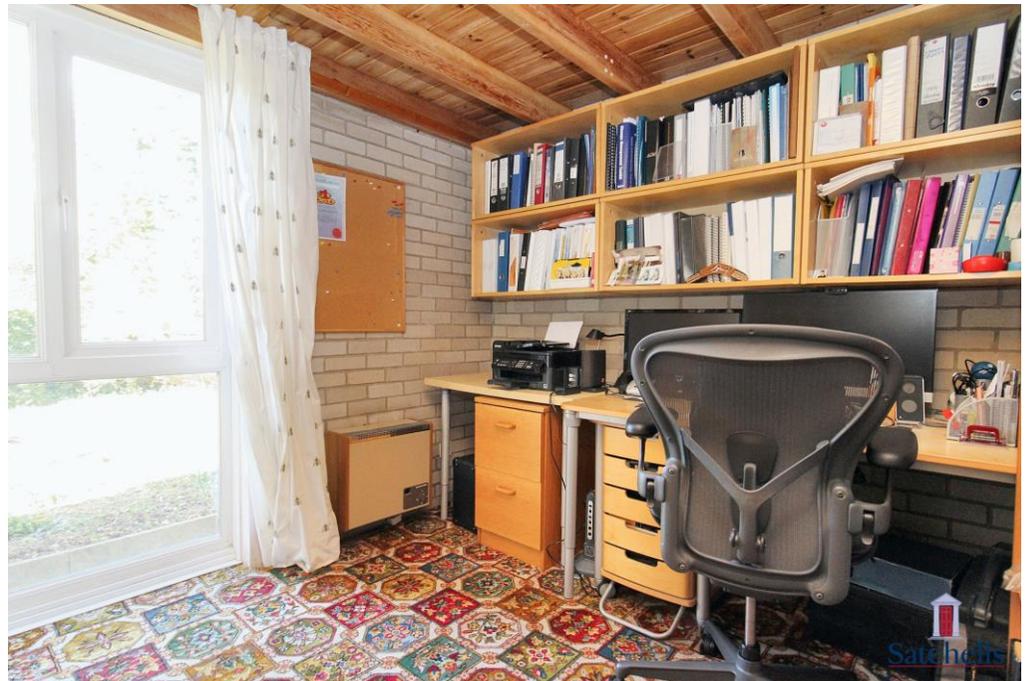




Brandles Road, £650,000 - FREEHOLD
Letchworth Garden City – SG6







Step Inside

Set within the highly desirable Lordship Estate of Letchworth, this well presented detached and extended four-bedroom family home offers an ideal balance of spacious living and excellent convenience. Located just a 15-minute walk from the town centre and mainline station, the property provides easy access to the A1(M), making it perfect for commuters. Families will benefit from proximity to Lordship Farm School, as well as local amenities, scenic countryside walks, and charming pubs. Entering the property, the welcoming open entrance hall features under-stair storage and a separate cloakroom before leading you into the generously sized and bright lounge with feature fireplace and natural wooden flooring. The dining room, with doors opening onto the garden, is perfect for family meals and entertaining which also guides you through in to the well-appointed kitchen which includes side access, while a dedicated music room and office space offer versatile areas for work or leisure. To the rear of the music room, the property is fitted with a lean-to type conservatory. Upstairs, the spacious landing gives a real sense of space, brightened by a window and guides you through in to each bedroom, the master of which is fitted with built-in wardrobes, providing ample storage. A second double bedroom also features built-in wardrobes, A third double and a single room again with fitted wardrobes, offer further flexibility for family living. A modern family bathroom completes the first floor, providing a stylish and functional space. This charming home offers a wonderful blend of comfortable family living, modern features, and a highly desirable location, making it an exceptional choice for any growing family.

About Letchworth

Letchworth Garden City, often regarded as the world's first garden city, is a vibrant and well-connected community offering a perfect blend of urban convenience and natural beauty. Known for its tree-lined streets, green spaces, and family-friendly atmosphere, Letchworth is a sought-after location for those seeking both tranquility and easy access to modern amenities. The town boasts a variety of shops, from independent boutiques and cafes to larger retail outlets, making everyday shopping a pleasure. The pedestrianized town centre features a lively market and offers a range of supermarkets, fashion stores, and a selection of restaurants and cafes for dining and socializing. For families, Letchworth is well-served by excellent schools, including a range of primary and secondary schools, all known for their strong academic performance and community focus. The town also offers a variety of parks and recreational facilities, providing plenty of space for outdoor activities and leisure. Transport links from Letchworth are superb, with a mainline train station offering regular services into London King's Cross in under 40 minutes, making it ideal for commuters. The town is also well-connected by road, with easy access to the A1(M) for travel to surrounding areas.

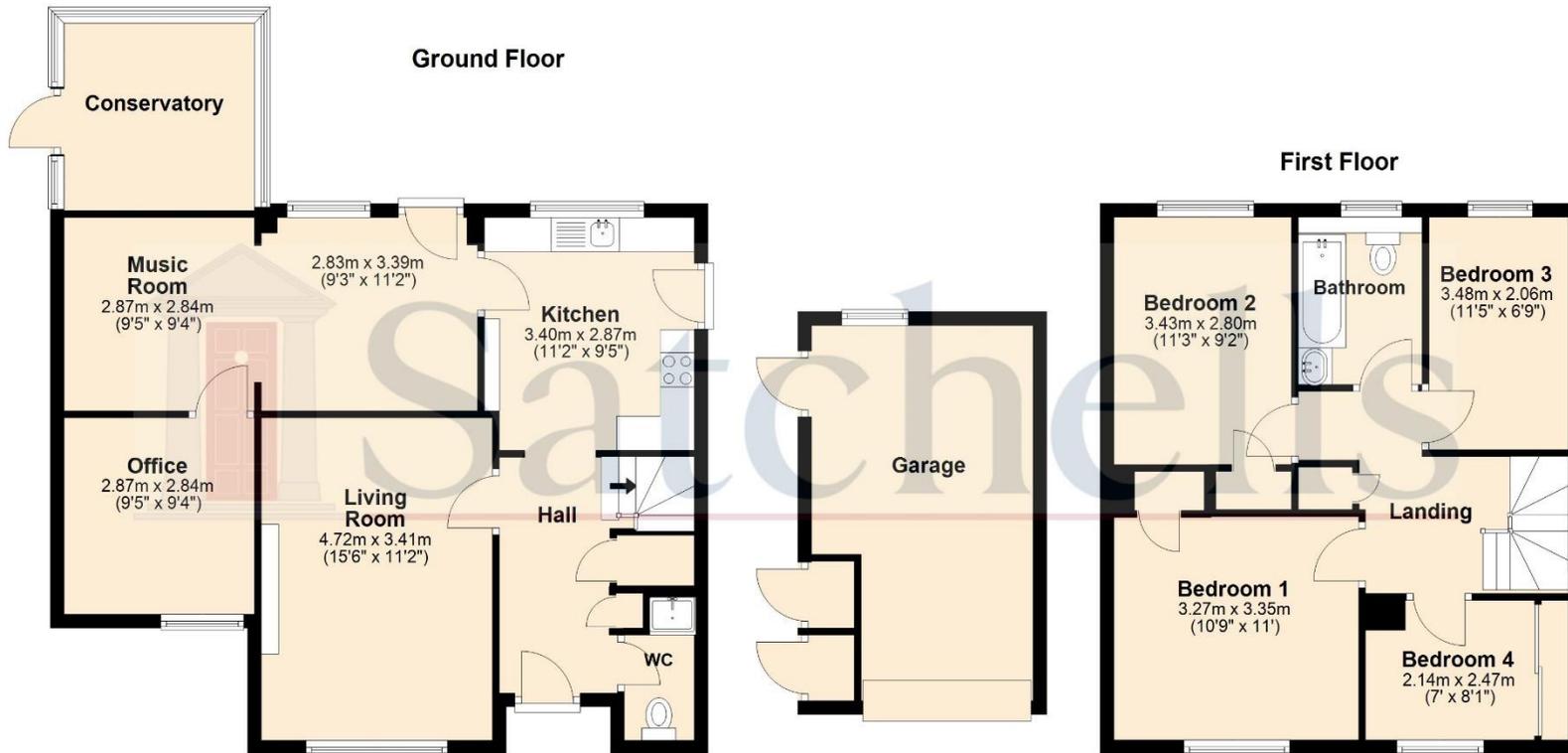




Step Outside

Step outside and discover the private enclosed rear garden, offering a peaceful retreat for all the family. The garden is mostly laid to lawn and fully enclosed with fencing, providing both privacy and security. Established planted borders with a variety of shrubs and a stunning cherry blossom tree add charm and seasonal beauty to the space. A patio area directly to the rear of the property is perfect for outdoor dining or simply enjoying the surroundings. To the side of the garden, access points lead to the front of the property. The garage, featuring an electric door and side access, also benefits from a window to the rear and includes two lockable storage areas, offering plenty of space for tools, bikes, or other essentials. The front garden is well-maintained, with a driveway running down the side of the property in front of the garage. The main frontage is laid to lawn and bordered by established shrubs, providing an attractive and welcoming entrance to the home.





For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.



These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquires into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.





Satchells
Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ.
Tel: +44 (0)1462 480077
E mail: letchworth@satchells.co.uk www.satchells.com

